

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - S/S Baltimore National Pike, 140' W of Nuwood Drive (6523 Baltimore National Pike) 1st Election District 1st Councilmanic District

\* BEFORE THE DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 93-273-SPHA

Arthur R. Shaw  
Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Zoning Variance filed by the owner of the subject property, Arthur R. Shaw, through his attorney, Julius W. Lichter, Esquire. The Petitioner requests a special hearing to approve a use permit for business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and a variance from Section 1801.1B.1(e)(5) to permit a Residential Transition Area (RTA) setback of 17 feet in lieu of the required 75 feet and a landscape buffer of 17 feet in lieu of the required 50 feet, for a proposed parking lot as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Arthur R. Shaw, property owner, and Douglas L. Kennedy, Professional Engineer. The Petitioner was represented by Julius W. Lichter, Esquire and Kathryn T. May, Esquire. Appearing as Protestants in the matter were Darryl N. and Deborah W. Harrison, adjoining property owners. Also appearing was Phyllis Friedman, Esquire with the Office of People's Counsel for Baltimore County.

Testimony indicated that the subject property, known as 6523 Baltimore National Pike, consists of 8.2 acres, more or less, split zoned B.R. and D.R. 5.5 and is improved with a motor vehicle storage garage with associated offices and parking for the Petitioner's business known as Shaw

Bus Service, Inc. The Petitioner provides school bus transportation for Baltimore County, Baltimore City and Howard County. The Petitioner is desirous of constructing a 100-space parking lot to accommodate passenger vehicles, only, in accordance with Petitioner's Exhibit 1. Because the majority of the proposed parking lot will extend into the residentially zoned portion of this site, the relief requested in the special hearing is necessary. Further, by virtue of the proposed parking lot's close proximity to the Blackburn property as depicted on Petitioner's Exhibit 1, the requested variances from RTA requirements are necessary. It should be noted that the Blackburns did not appear in opposition to the Petitioner's Request.

Mr. & Mrs. Harrison appeared and testified in opposition to the relief requested. The Harrisons are concerned with what effect the proposed parking lot will have on their view of the property from their home, which is located west of the subject site and is identified on Petitioner's Exhibit 1 as the property of Edward A. and E. Elizabeth Williams. The Harrisons requested that screening be provided on the Petitioner's property west of the proposed storm water management pond to provide a landscape buffer between their property and the proposed parking lot.

The testimony and evidence presented by the Petitioner was clear that the use permit for business parking in the residentially zoned portion of his property should be granted. I find that the proposed parking lot will not be detrimental to the health, safety or general welfare of the surrounding community and will not adversely impact the residential uses on adjacent properties.

The Petitioner also requested a modification of the RTA requirements to permit an RTA setback of 17 feet in lieu of the required 50 feet.

- 2 -

After due consideration of the testimony and evidence presented, I am satisfied that a reduction in the RTA for this property from 50 feet to 17 feet will not adversely impact the residential community or development on land adjacent to this property which is the subject of this hearing. More specifically, this would involve the Blackburn property, which is depicted on Petitioner's Exhibit 1. As previously stated, the Blackburns did not appear at the hearing nor did they voice any opposition to the relief requested. The Petitioner has also provided the appropriate screening on the plan in that area where the modification of the RTA requirements is being granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

- 3 -

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of March, 1993 that the Petition for Special Hearing to approve a use permit for business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 1801.1B.1(e)(5) to permit a Residential Transition Area (RTA) setback of 17 feet in lieu of the required 75 feet and a landscape buffer of 17 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

- 4 -

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The use of this parking area shall be restricted to passenger vehicles, only, and no buses shall be permitted to be parked on said lot.

3) Any and all lighting for the subject property and proposed parking lot shall be directed away from any residential properties surrounding this site.

4) The Petitioner shall also submit a landscape plan for approval by the Landscape Planner for Baltimore County. Said plan shall provide appropriate screening between the proposed parking lot and the property owned by the Harrisons, which is located west of the subject site and identified on Petitioner's Exhibit 1 as the property of Edward A. and E. Elizabeth Williams.

5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 24, 1993

Julius W. Lichter, Esquire  
Kathryn T. May, Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
S/S Baltimore National Pike, 140' W of Nuwood Drive  
(6523 Baltimore National Pike)  
1st Election District - 1st Councilmanic District  
Arthur R. Shaw - Petitioner  
Case No. 93-273-SPHA

Dear Mr. Lichter and Ms. May:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Darryl Harrison  
628 Meyers Drive, Catonsville, Md. 21228

People's Counsel

file

## Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 6523 Baltimore National Pike which is presently zoned DR-5.5 BR

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

- (1) use permit for business parking in a residential zone pursuant to BCZR Section 409.8.B;
- (2) variance and modification of the RTA as shown on the accompanying plat: from BCZR Section 1801.1B.1(e) (5) to permit 17 feet setback in lieu of the required 75 feet and 17 feet landscape buffer in lieu of the required 50 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Julius W. Lichter, Esq.

(Type or Print Name)

305 W. Chesapeake Ave.  
Suite 113  
Towson, Maryland 21204  
(410) 321-0600

(We, the undersigned, declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Arthur R. Shaw

(Type or Print Name)

Signature

Address

City

State

Zipcode

6523 Baltimore National Pike 744-3300  
Baltimore, MD 21128

City

State

Zipcode

Julius W. Lichter, Esq.

(Type or Print Name)

305 W. Chesapeake Ave.  
Suite 113  
Towson, Maryland 21204  
(410) 321-0600

OFFICE USE ONLY (410) 321-0600

ESTIMATED LENGTH OF HEARING (in minutes)

the following date: (Month/Day/Year)

ALL OTHERS: (Month/Day/Year)

RECEIVED BY: (Signature) DATE: 3/24/93

William K. Woody, L.S.

Douglas L. Kennedy, P.E.

KCW Consultants, Inc.

Civil Engineers and Land Surveyors  
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

December 22, 1992

ZONING DESCRIPTION TO ACCOMPANY  
PETITION FOR USE PERMIT  
PROPERTY OF ARTHUR R. SHAW, JR. & ARTHUR R. SHAW, III  
LIBER 6949 PAGE 172  
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the point of beginning of that parcel of land which by deed dated July 2, 1985 and recorded among the Land Records of Baltimore County in Liber 6949, Page 172 was granted and conveyed by Alesse E. Layne to Arthur R. Shaw, Jr. and Arthur R. Shaw, III, said point of beginning being situate the two following courses and distances: Southwesterly 1050 feet, more or less, and Southeasterly 140 feet more or less, from a point formed by the intersection of the centerline of Baltimore National Pike (U.S. Route 40) and the centerline of Nuwood Drive; thence leaving said point of beginning and binding on the outline of said parcel of land (6949-172) the following courses and distances:

1. South 64 degrees 25 minutes East 490 feet;
2. South 24 degrees 40 minutes West 531.2 feet;
3. North 68 degrees 20 minutes West 14.90 feet;
4. North 21 degrees 19 minutes East 277.55 feet;
5. North 68 degrees 20 minutes West 156.95 feet;
6. South 21 degrees 19 minutes West 139.04 feet;
7. North 68 degrees 20 minutes West 311.04 feet;
8. North 24 degrees 40 minutes East 426.40 feet to the point of beginning.

Containing 4.167 acres of land, more or less, and located in the 1st Election District of Baltimore County, Maryland.



93-273-SPHA 3-17-93

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

MARCH 2, 1993

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ARTHUR R. SHAW  
Location: #6523 BALTIMORE NATIONAL PIKE  
Item No.: + WORK #27(JUL) Zoning Agenda: FEBRUARY 22, 1993  
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Cap. Mary J. Fisher*  
Planning Group  
Special Inspection Division

JE/KFR

93-273-SPHA 3/17/93

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: March 16, 1993

SUBJECT: 6523 Baltimore National Pike

INFORMATION:

Item Number: 283  
Petitioner: Arthur R. Shaw  
Property Size:  
Zoning: D.R. 5.5 & B.R.  
Requested Action:  
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and a site inspection, staff supports the applicant's request subject to the following.

While this office is concerned regarding the proposed size of the parking area, the Petitioner's attorney, Katherine Turner May, has provided additional information which serves to justify the need for expanded employee parking. Also, based upon the site visit, it appears that modification of the R.T.A. requirement can be mitigated by the provision of compact landscaping.

Should the applicant's request be granted, staff recommends that a landscape plan be filed with the deputy director of Planning prior to the issuance of any permits. Restriction of employee parking only on the proposed lot should be a condition, as well.

Prepared by: *Jeffrey M. Long*  
Division Chief: *Carol L. Kerns*  
PK/JL:lw

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: 5/14/93

TO: Mr. Burke - St. Names  
Mr. Wirth - SWM  
Mr. Powell - EIRD  
Mr. Seeley - H&S  
Mr. Rascoe - ZADM, Development Management (2)  
Mr. Richards - ZADM, Development Control  
Mr. Bowling - DED (3)  
Capt. Pfeiffer - Fire Dept.  
Mr. McDougall - Rec & Parks  
Mr. Small - SHA  
Mr. McDaniel - Strategic Plan., Development Review (3)

FROM: Susan D. Wimbley  
ZADM

SUBJECT: Project Name: *Shaw's*  
Project No.: *90229* \* *6023 BALTO*  
ZADM No.: *1573* \* *6023 BALTO*  
District: *121*  
Engineer: *KCW*  
Phone No.: *281-0030*

ACTION REQUESTED: ☐ Waived CRG Meeting  
☐ CRG Plan Refinement  
☒ CRG Non-Material Amendment  
☐ Limited Exemption (26-171.b.9)  
☐ Waived Hearing Officer Hearing

Please review the attached plan for compliance with current regulations and return comments to our office by *4-4-93*. If you have no comments, do not need to review this plan, please indicate by placing your initials here *OK*. (This procedure is similar to the waived CRG meeting procedure.) NONRESPONSIVENESS BY THE AFOREMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

SDW:scj  
SUBDIV.DST (TXTSOPH)

RECEIVED  
MAR 24 1993  
ZONING COMMISSIONER

RECEIVED  
MAR 18 1993  
By *scj*  
SEE 90-172

93-273

RE: PETITION FOR SPECIAL HEARING AND VARIANCE  
S/S Baltimore National Pike  
140' W of Nuwood Drive  
(6523 Baltimore National Pike)  
1st Election District

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Zoning Case No. *93-273-SPHA*

ARTHUR R. SHAW, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204-4606  
(410) 887-2188

I HEREBY CERTIFY that on this *3rd* day of *March*, 1993, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, and Kathryn T. May, Esquire, Levin & Gann, 305 W. Chesapeake Ave., Towson, MD 21204, Attorneys for Petitioner.

RECEIVED  
MAR 4 1993  
ZONING OFFICE

*Phyllis Cole Friedman*  
Phyllis Cole Friedman

EDWIN S. HOWE III  
Project Engineer

REGISTRATIONS:

Registered Engineer-in-Training, Georgia #14433  
American Society of Civil Engineers

EDUCATION:

B.S. Civil Engineering (1988)  
Georgia Institute of Technology

Masters of Environmental Engineering  
Johns Hopkins University  
Expected Graduation 1994

WORK HISTORY:

1988-1987 Frank Lynch & Associates  
Surveying and Land Planning Berlin, Maryland

Designer/Draftsman/Instrumentman  
Stormwater management, road and utility design for land development projects.

1987-1988 Plan-Aire Construction  
Atlanta, Georgia

Construction Assistant  
Assistant general contractor.

1988-1993 KCW Consultants, Inc.  
Civil Engineers and Land Surveyors

Project Engineer  
Design and coordination for residential, commercial, industrial, municipal and institutional land development, encompassing utility design, site planning, stormwater management, sediment control and flood plain analysis applying a working knowledge of AutoCad and other microcomputer software. Communications and correspondence with clients and all Federal, State and Local agencies. Permit and variance acquisition for all development, zoning and environmental impacts and violations.

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
410-539-3700  
TELECOPIER 410-425-9090

LAW OFFICES  
LEVIN & GANN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
410-321-0600  
TELECOPIER 410-296-2801

HOWARD L. ALDERMAN, R.

February 12, 1993

HAND DELIVERED

Arnold Jablon, Director  
Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Room 109  
Towson, Maryland 21204

RE: Arthur R. Shaw  
6523 Baltimore National Pike  
Petitions for Variance and Special Hearing

Dear Mr. Jablon:

The above referenced zoning petitions were filed with the Office of Zoning on February 11, 1993. We respectfully request that the hearing in this matter be set for the earliest possible date. We are not presently aware of any community opposition to the zoning requests and, therefore, we do not expect that the hearing will exceed forty-five minutes.

An expedited hearing date for this matter would be greatly appreciated.

Sincerely,  
*Kathryn T. May*  
Kathryn T. May

KTM/lw  
cc: Ms. Gwen Stephens

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
410-539-3700  
TELECOPIER 410-425-9090

LAW OFFICES  
LEVIN & GANN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
410-321-0600  
TELECOPIER 410-296-2801

KATHRYN T. MAY

February 12, 1993

HAND DELIVERED

Arnold Jablon, Director  
Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Room 109  
Towson, Maryland 21204

RE: Arthur R. Shaw  
6523 Baltimore National Pike  
Petition for Variance and Special Hearing

Dear Mr. Jablon:

On February 11, 1993 we filed a Petition for Variance from certain RTA requirements and a Petition for Special Hearing for a use permit for business parking in a residential zone for the above referenced property.

Please be advised that the western boundary of the proposed area for parking infringes by approximately 25 feet on an area subject to a documented site plan. Prior to filing the Petitions herein, we met with William Hackett, Chairman of the Board of Appeals. Mr. Hackett, with the concurrence of Phyllis Friedman, People's Counsel, advised that we proceed with the zoning requests and if these requests are approved to then petition the Board of Appeals for an amendment to the documented site plan. This is the procedure we are following.

Any questions regarding this matter may be directed to me or Julius Lichter.

Sincerely,  
*Kathryn T. May*  
Kathryn T. May

KTM/lw  
cc: William T. Hackett, Chairman  
Board of Appeals

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME: *Deborah W. Harrison*  
ADDRESS: *628 MEYERS DRIVE*

NAME: *Doreen N. Harrison*  
ADDRESS: *COTTONWOOD, MD 21228*

NAME: *DOUGLAS L. KENNEDY, PE*  
ADDRESS: *3104 TIMANUS LA. BALTO, MD 21244*

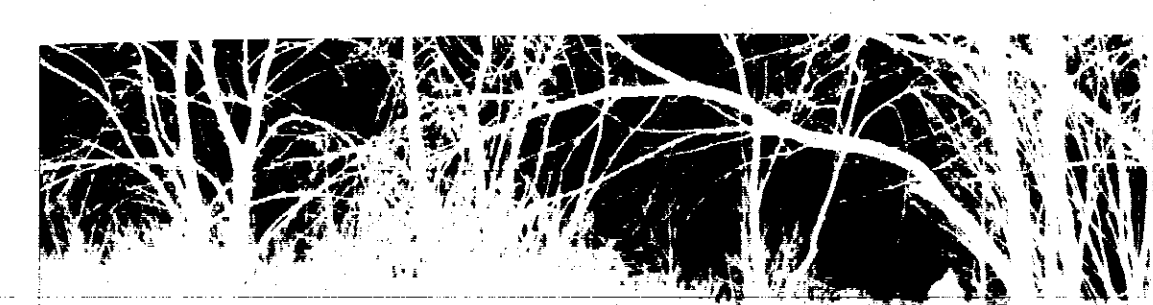
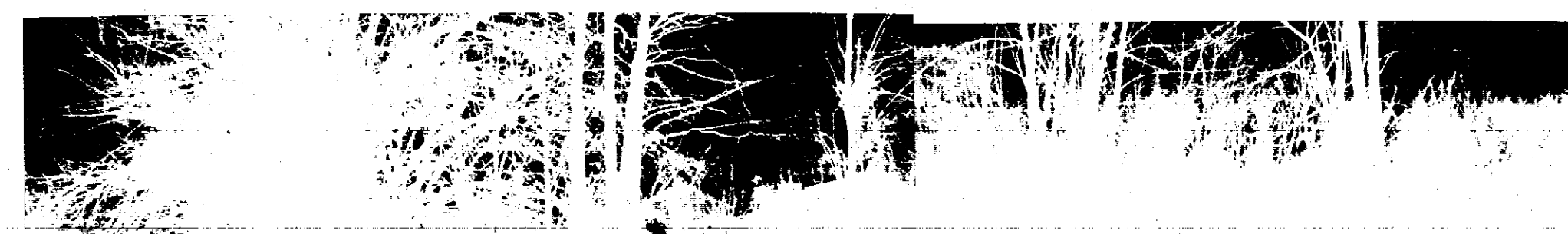
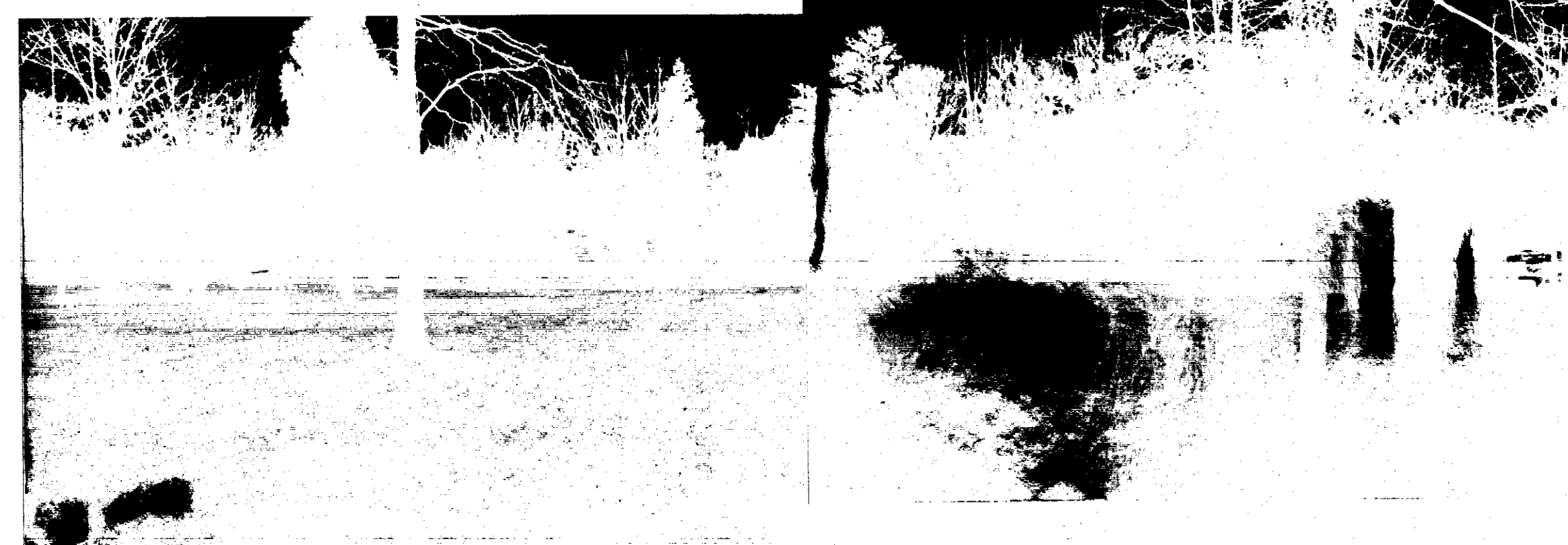
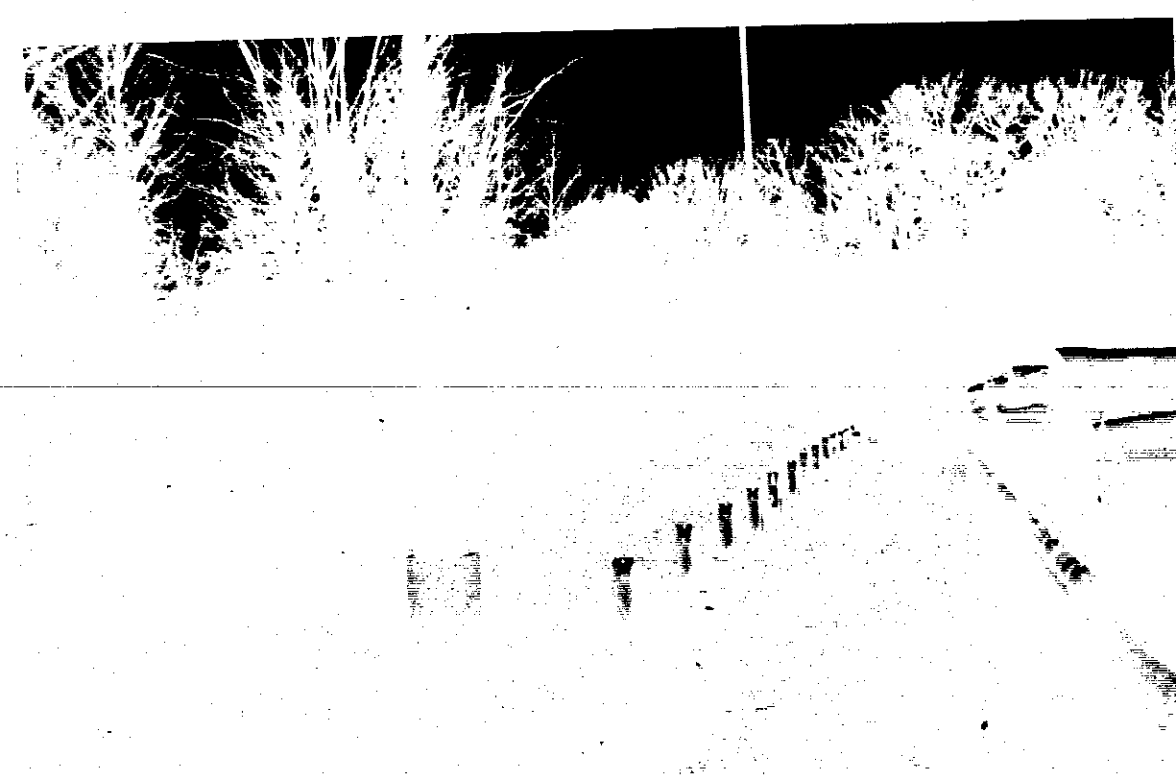
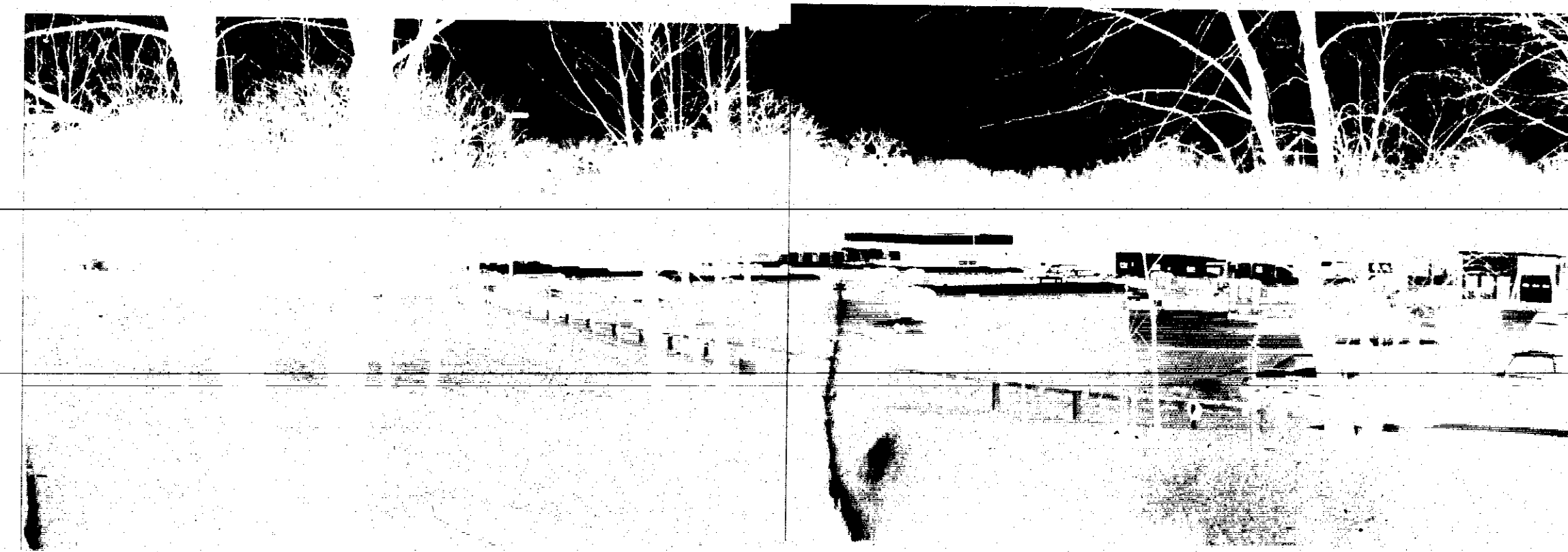
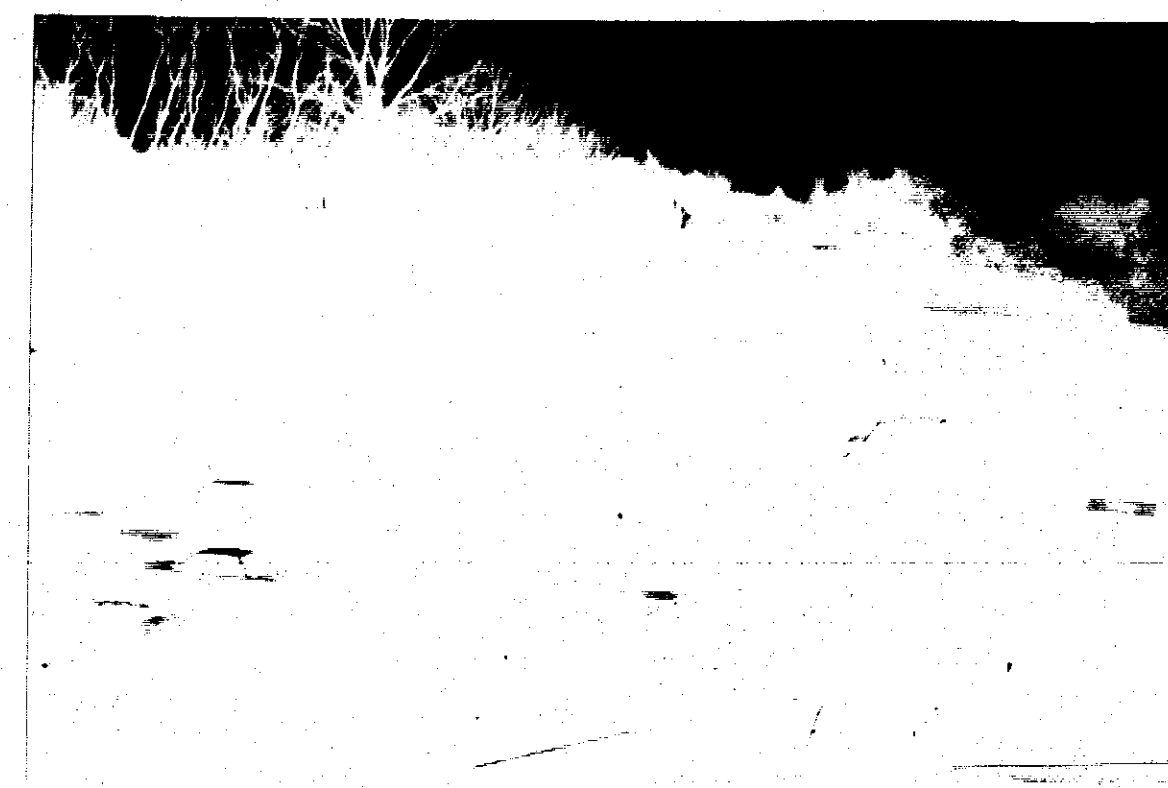
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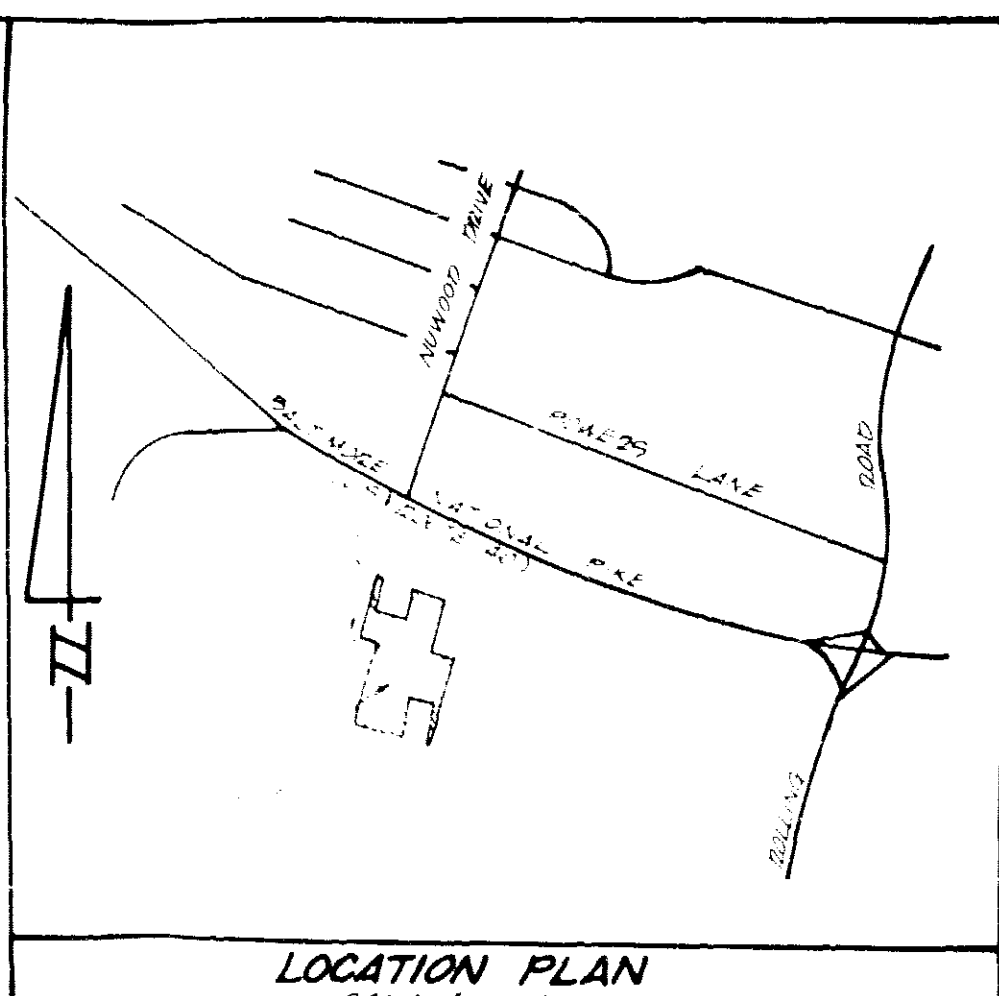
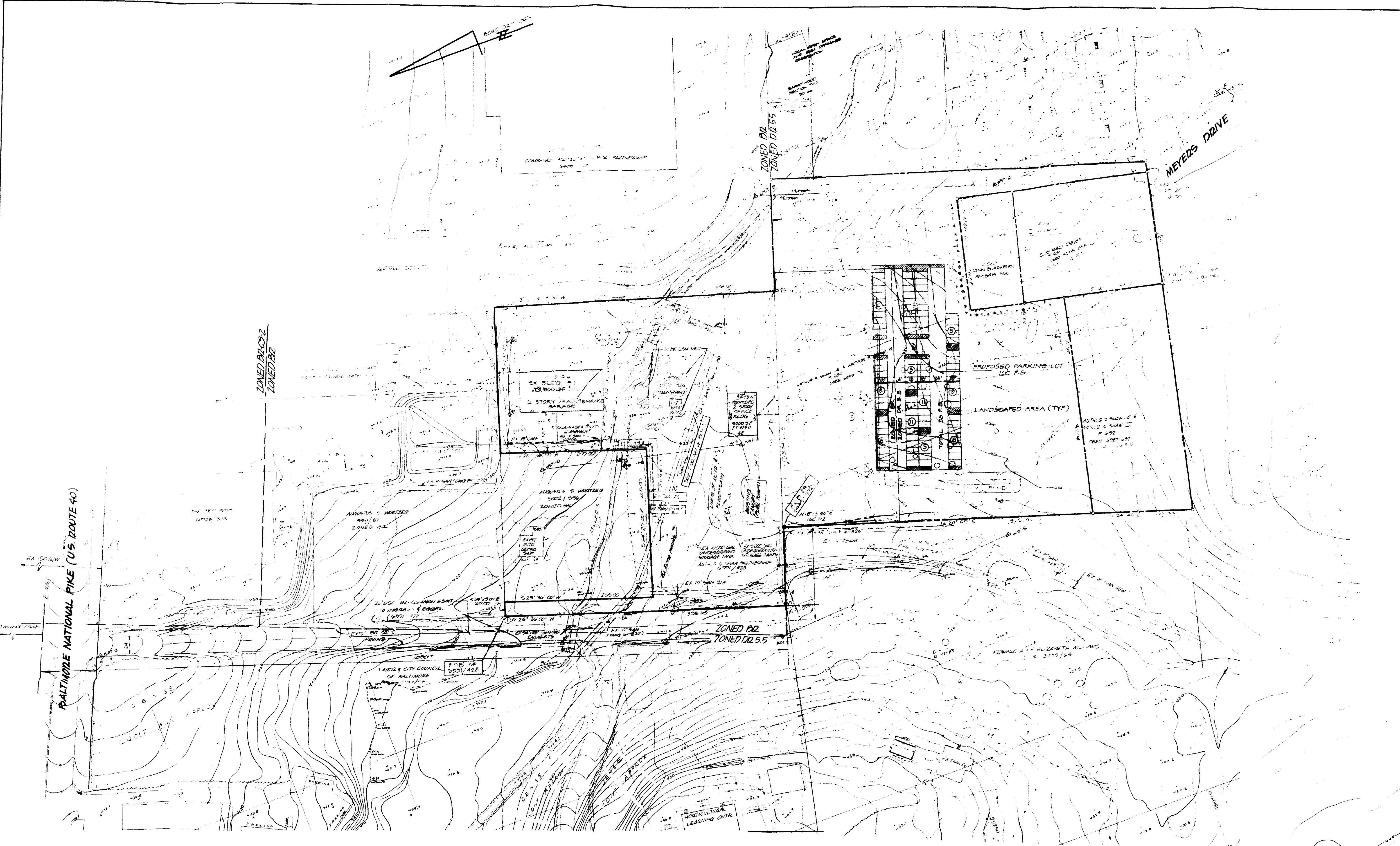
PETITIONER(S) SIGN-IN SHEET

NAME: *Kathryn T. May*  
ADDRESS: *305 W. Chesapeake Ave*

NAME: *Julius W. Lichter*  
ADDRESS: *6523 Baltimore National Pike 21204*

NAME: *DOUGLAS L. KENNEDY, PE*  
ADDRESS: *305 W. CHESAPEAKE AVENUE 21204*





GENERAL NOTES

1. All work shall be in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Road and Bridge Construction, 1997 Edition.
2. The proposed building shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Building Construction, 1997 Edition.
3. The proposed parking lot shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Parking Lot Construction, 1997 Edition.
4. The proposed landscaping shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Landscaping Construction, 1997 Edition.
5. The proposed building shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Building Construction, 1997 Edition.
6. The proposed parking lot shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Parking Lot Construction, 1997 Edition.
7. The proposed landscaping shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Landscaping Construction, 1997 Edition.
8. The proposed building shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Building Construction, 1997 Edition.
9. The proposed parking lot shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Parking Lot Construction, 1997 Edition.
10. The proposed landscaping shall be constructed in accordance with the Baltimore City Department of Public Works, Department of Engineering, Standard Specifications for Landscaping Construction, 1997 Edition.

**PLAN**  
SCALE 1"=50'

**93-273-SPHA**

**REQUESTS OF SPECIAL HEARING**

1. Use permit for business parking in residential zone pursuant to B.C.Z.R. Section 409 B.5.
2. Variance from R.T.A. requirements pursuant to B.C.Z.R. Section 1B01.1 B.1e (5) to permit 17' setback in lieu of required 75' setback and 17' landscape buffer in lieu of 50' buffer.

PLAN TO ACCOMPANY SPECIAL HEARING FOR BUSINESS PARKING IN A RESIDENTIAL ZONE AND VARIANCE

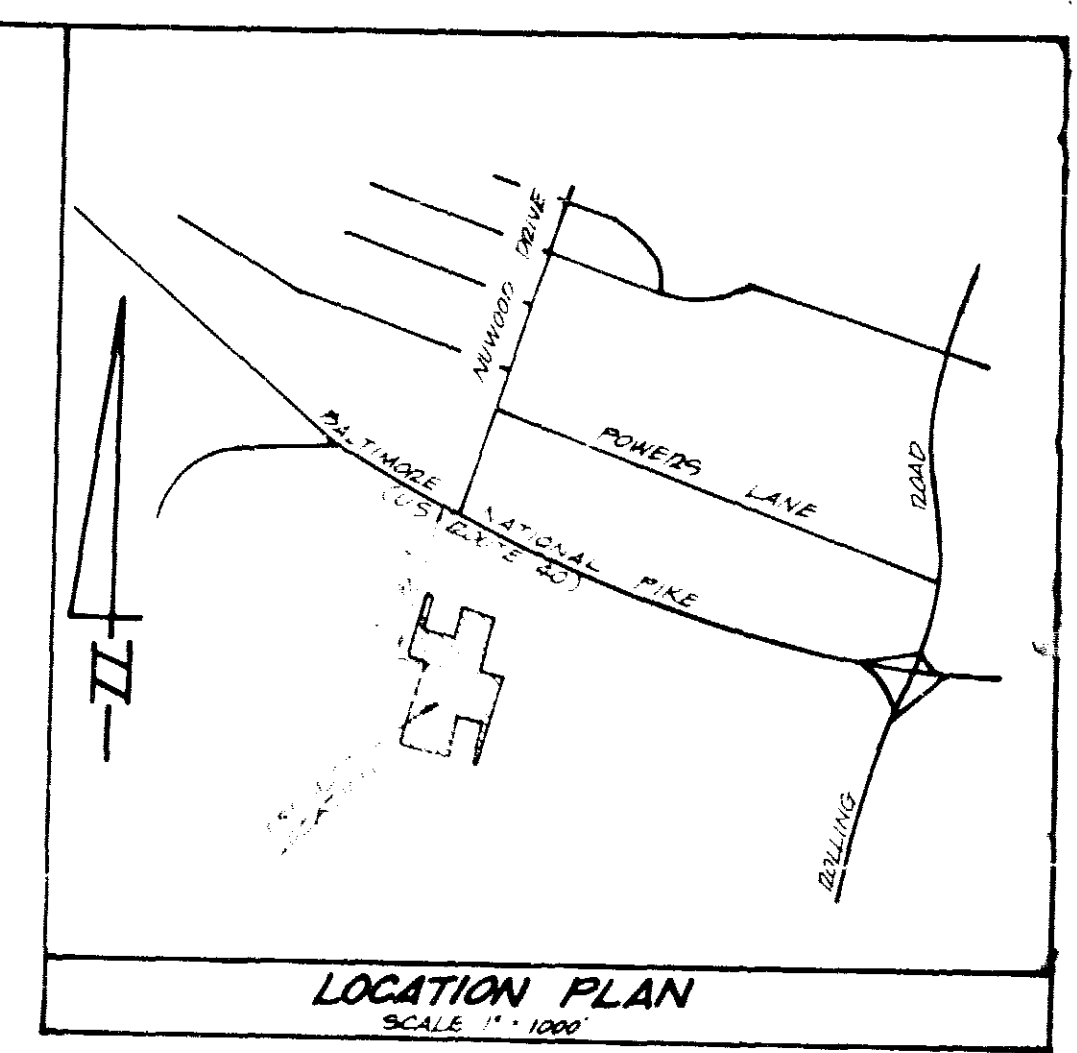
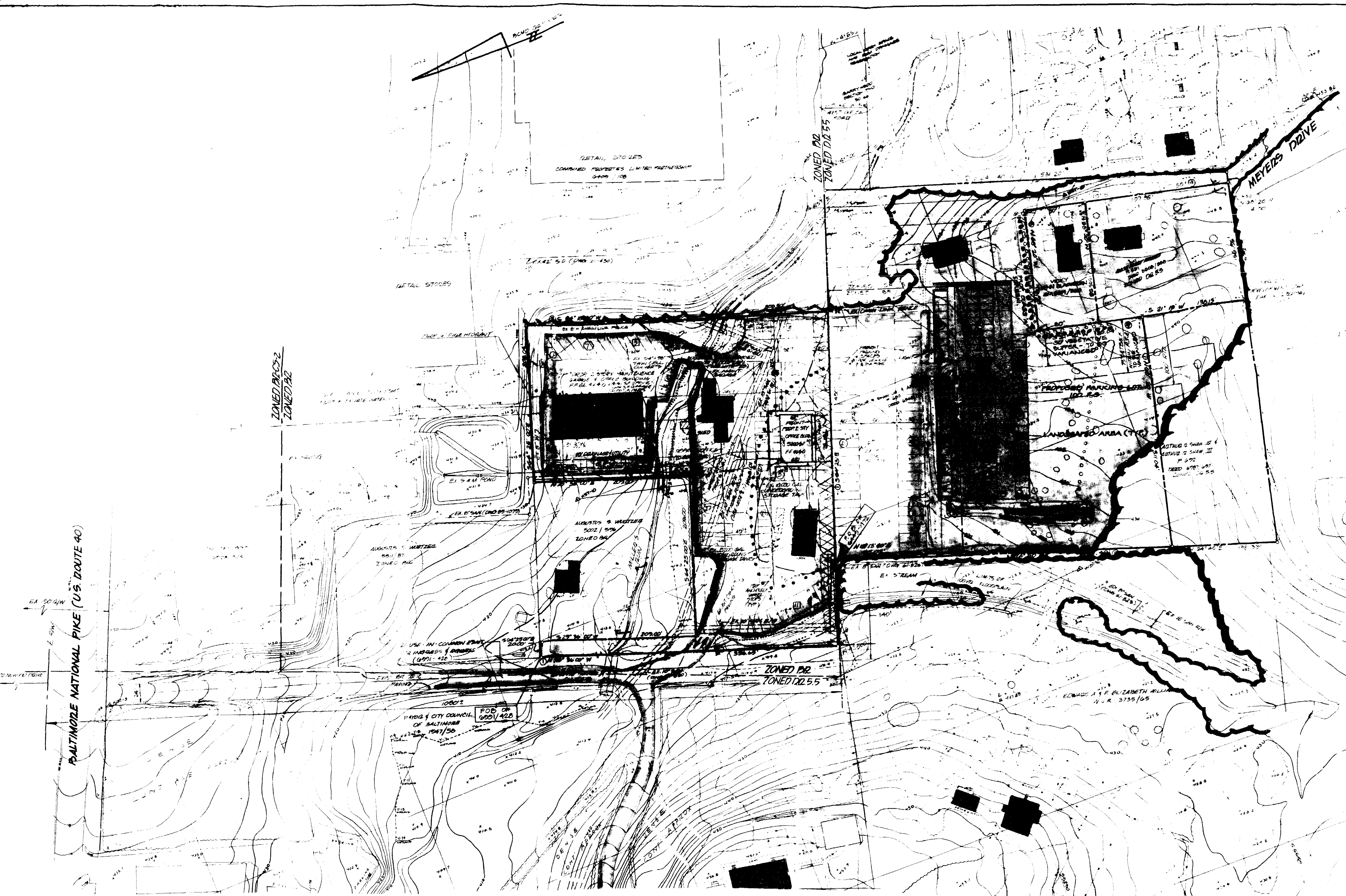
**KCW Consultants, Inc.**  
Civil Engineers and Land Surveyors  
1777 Reisterstown Road  
Commerce Centre, Suite 175  
Baltimore, Maryland 21208  
(301) 484-0963



**OWNER/DEVELOPER:**  
**SHAW BUS SERVICE, INC.**  
6523 BALTIMORE NATIONAL PIKE  
BALTIMORE, MARYLAND 21228  
ATTN: ART SHAW  
PHONE (301) 744-3300

REVISIONS	
DATE	DESCRIPTION

**SHAW BUS SERVICE, INC.**  
6523 BALTIMORE NATIONAL PIKE  
1<sup>ST</sup> ELECTION DISTRICT, C-1  
BALTIMORE COUNTY, MARYLAND



- GENERAL NOTES**
1. Net Area of Arthur R. Shaw Ownership:  
 (a) 1991-476 Tax Acreage 01: 740,000  
 (b) 1991-172 Tax Acreage 01: 17,000,000  
 (c) 1991-172 Tax Acreage 02: 12,000,000  
 (d) 1991-172 Tax Acreage 03: 12,000,000
  2. Zoning: BR 4.4 ac.  
 DR 5.5 3.8 ac.
  3. 200 Scale Maps SW 2 H & 2 G
  4. Existing Land Use: Mobile vehicle garage, vehicle storage (BCZR Section 101) with associated offices and parking
  5. Hours of operation: Office 7:00 a.m. - 5:00 p.m.  
 Bus Loading 24 hours
  6. Maximum No. of Employees: 110
  7. Precipitous Commercial Building Permits:  
 B 147825 To construct 1 story maintenance garage  
 B 147888 To construct 2nd story addition to maintenance garage
  8. Previous Zoning Hearings:  
 Case No. CR 61 100X Reclassification 1.4: ac. from DR 5.5 to BR  
 Order dated April 3, 1991
  9. C.R.G. Plan No. W-1029 approved 2-27-91
  10. FAR BR 24,300 128,450 0.19
  11. Only passenger vehicles, excluding buses, may use the proposed parking facility
  12. No loading, service, or any other than parking shall be permitted
  13. Lighting shall be located in such a way that illumination will not occur on adjoining residential property
  14. Parking facility shall be maintained by the owner
  15. Parking facility shall be constructed using a durable dustless surface

**PLAN**  
SCALE 1"=50'

**PREPARED BY**  
**ENGINEER**

**REQUESTS OF SPECIAL HEARING**

- Use of commercial business parking in residential zone pursuant to B.C.Z.R. Section 101-4
- Variance from H.T.A. requirements pursuant to B.C.Z.R. Section 1601.1.B.1e (5) to allow 17' setback in lieu of required 75' setback and 17' landscape buffer in 100' 50' buffer

PLAT TO ACCOMPANY SPECIAL HEARING FOR BUSINESS PARKING IN A RESIDENTIAL ZONE AND VARIANCE

**KCW Consultants, Inc.**  
 Civil Engineers and Land Surveyors  
 1777 Reisterstown Road  
 Commerce Centre, Suite 175  
 Baltimore, Maryland 21208  
 (301) 484-0963



**OWNER/DEVELOPER:**  
**SHAW BUS SERVICE, INC.**  
 6523 BALTIMORE NATIONAL PIKE  
 BALTIMORE, MARYLAND 21228  
 ATTN: ART SHAW  
 PHONE (301) 744-3300

REVISIONS	
DATE	REVISION

**SHAW BUS SERVICE, INC.**  
 6523 BALTIMORE NATIONAL PIKE  
 1<sup>ST</sup> ELECTION DISTRICT, C-1  
 BALTIMORE COUNTY, MARYLAND

SCALE 1"=50' DATE 2-4-95